CLASS E RETAIL PARK POD LEASE FOR SALE | VIEWINGS STRICTLY BY APPOINTMENT ONLY

MARSHWOOD RETAIL PARK CANTERBURY CT1 1DX

bf. brasier freeth

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Retail Opportunity

TO LET

LOCATION

Marshwood Close Retail Park is located to the north of Canterbury city centre, accessed via Marshwood Close with visibility and prominence from Sturry Road (A28). The park benefits from 164 car parking spaces and is situated opposite an Asda Superstore

Other nearby occupiers include Pets at Home, PureGym, British Heart Foundation, B&M, B&Q and Majestic Wine.

DESCRIPTION

A modern, standalone retail park pod suitable for a variety of uses, currently configurated as a café with external seating area included by way of a separate agreement.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	169.00	1,820

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LEASE

Held on a 10 year FRI lease due to expire 14th January 2028 without further rent review. The lease is held inside the Landlord and Tenant Act 1954.

PASSING RENT

£50,400 per annum exclusive.

EPC

Further details upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £33,500.

For rates payable please refer to the Local Charging Authority, Canterbury City Council - 01227 862000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

Matt Jennings

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Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.